

13 October 2022  
L 220909 NS Covering Letter



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## BY PLANNING PORTAL

Dear Mr Campbell

**Wincote, Cow Lane, Steeple Aston OX25 4SG**  
**Full Planning Permission (CDC Ref. 22/01444/F)**  
**Discharge of Condition 3 (Slate Samples)**  
**On behalf of Mr. Henry Squire**  
**Planning Portal Reference: PP-11580200**

Savills is instructed by Mr. Henry Squire to submit an application to discharge Condition 3 of the full planning permission which was granted by the Local Planning Authority in relation to the site called 'Wincote' on Cow Lane, Steeple Aston. Mr Squire wishes to progress with the rebuilding of his home as soon as possible and, in seeking to do, wishes to agree details with Cherwell District Council (CDC) of the approval of material samples.

The original full planning permission covering this site (Ref. 21/02366/F, dated 29th October 2021) provides the following description of the proposed development described below.

*"Demolition of the existing dwellinghouse and the erection of a replacement dwellinghouse."*

Since the original grant of full planning permission, a S73 application has been submitted to and approved by the LPA. The Decision Notice issued with that permission (CDC Ref. 22/01444/F) contains the following wording of Condition 3, which is relevant to this proposed discharge of condition. Condition 3 reads as follows:

*"No development shall commence above slab level unless and until samples of the slates (including ridge tiles) to be used in the covering of the roof of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the samples so approved and shall be retained as such thereafter."*

*"Reason: To ensure the satisfactory appearance of the completed development and to safeguard the character and appearance of the area and the significance of heritage assets and in accordance with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework."*

In order to discharge Condition 3, we note the following:

- a) The roof material complements the approved design and layout of the new home (Wincote) and is consistent with the design principles identified in the Design and Access Statement submitted with the S73 application.
- b) The material is a 'Welsh Slate' with a 'blue grey colour.' It has been presented informally to the LPA as part of the pre-app discussions. A brochure showing this slate in more detail is also submitted with this application.

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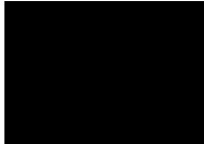




c) On-site samples of the Welsh Slate tile, including ridge tiles, have been positioned on site.

We trust that you have the relevant information required to discharge Condition 3. Please contact me at the above address should you have any queries in respect to this correspondence.

Yours sincerely



Nev Surtees  
Associate Planner

cc. Mr. H. Squire